

Fitzrovia, London W1

50 Grafton Way

Sui Generis Basement Opportunity – Situated 25m from Tottenham Court Road



Location

The subject property is situated in Fitzrovia just 25m from Tottenham Court Road. It is a short walk from Warren Street and Goodge Street London Underground Stations.

The unit is located immediately adjacent to Rosa's Thai, with other national occupiers in locality such as Boots, M&S, ALDI and Tesco.

Demise

The property is accessed from Grafton Way via a discreet entrance and is arranged over the basement floor only.

The unit has the following approximate Net Internal Area:

Basement	1186 sq ft	110.18 sq m
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Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

Rent

£35,000 per annum exclusive.

Rates

Rateable Value	£29,250
Rates Payable	£11,174pa

EPC

EPC rating 76 D.

For further information or to arrange a viewing please contact:

forge

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50 metres

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